

are limited to drainage, underground utilities, or those improvements that may otherwise be required by the City of Austin.

- C. The maximum height of a telecommunication tower on the Property shall be limited to 70 feet.
- D. Development of the Property is limited to one telecommunication tower.
- E. The following uses are prohibited uses for the Property:

Bed and breakfast (group 1)	Bed and breakfast (group 2)
Communication service facilities	Special use historic
College or university facilities	Community recreation (private)
Community recreation (public)	Congregate living
Counseling services	Day care services (commercial)
Public primary educational facilities	Private primary educational facilities
Public secondary educational facilities	Private secondary educational facilities
Safety services	Residential treatment

PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the neighborhood office (NO) district and other applicable requirements of the City Code.

PART 4. The Property is subject to Ordinance No. 20141106-088 that established zoning for the Garrison Park Neighborhood Plan.

1 **PART 5.** This ordinance takes effect on _____, 2017.
2

3 **PASSED AND APPROVED**
4

5 §
6 §
7 _____, 2017 § _____
8 Steve Adler
9 Mayor
10

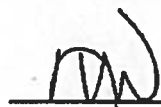
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12 **APPROVED:** _____ **ATTEST:** _____
13 Anne L. Morgan Jannette S. Goodall
14 City Attorney City Clerk
15

EXHIBIT A
0.703 ACRE ZONING SITE, PORTION OF
LOT 1, BIG WHITE CLOUD, SECTION 2,
PLAT BOOK 44, PAGE 30
TRAVIS COUNTY, TEXAS

All that certain tract or parcel of land or premises; being out of an a part of Lot 1, Big White Cloud, Section 2, a subdivision recorded in Plat Book 44, Page 30, located in Travis County, Texas; being out of that portion of Lot 1 conveyed by James Paul Hembree and Tina Keeling to James Paul Hembree and Tina Keeling of record in Document Number 2014101654, Travis County Deed Records and being 0.703 acres more particularly described by metes and bounds as follows:

Beginning at a 1" Pipe found, in the Northeast line of Anderson Professional Park, a subdivision recorded in Plat Book 76, Page 58, at the West corner of "La Hue Subdivision", Recorded in Plat Book 67, Page 14, and the South corner of the said Hembree tract, for the South corner of the tract described herein; Thence N 61°39'46" W a distance of 148.90 feet to a 1/2" Iron Rod found, in the East line of an 80 foot wide roadway known locally as Emerald Forest Drive, at the North corner of said Anderson Professional Park and the West corner of said Hembree tract for the West corner of the tract described herein; Thence N 01°01'27" W with the East line of Emerald Forest drive a distance of 48.27 feet to a point of curvature of a curve to the right; Thence with the East line of Emerald Forest Drive on a curve to the right having a Radius of 1,265.00 feet, Chord Bearing of N 04°34'17" E, Chord Length of 120.76 feet and an Arc length of 120.81 feet to a point for the West corner of the tract described herein; Thence crossing said Hembree tract S 66°34'44" E a distance of 220.49 feet to a point on the Northwest line of said "La Hue Subdivision" and the Southeast line of said Hembree tract for the East corner of the tract described herein; Thence S 27°49'05" W a distance of 171.49 feet to the Point and Place of Beginning of the tract described herein. There being contained within these metes and bounds 0.703 acre of land area, more or less, prepared from a survey made on the ground of the Hembree tract, under my direction, during January 2017.

Based on a survey performed on the ground on January 25, 2017.



Kurtis R. Webb RPLS # 4125

5-04-2017

Date



EXHIBIT A

**0.703 ACRE ZONING SITE, PORTION OF
LOT 1, BIG WHITE CLOUD, SECTION TWO,
TRAVIS COUNTY, TEXAS**

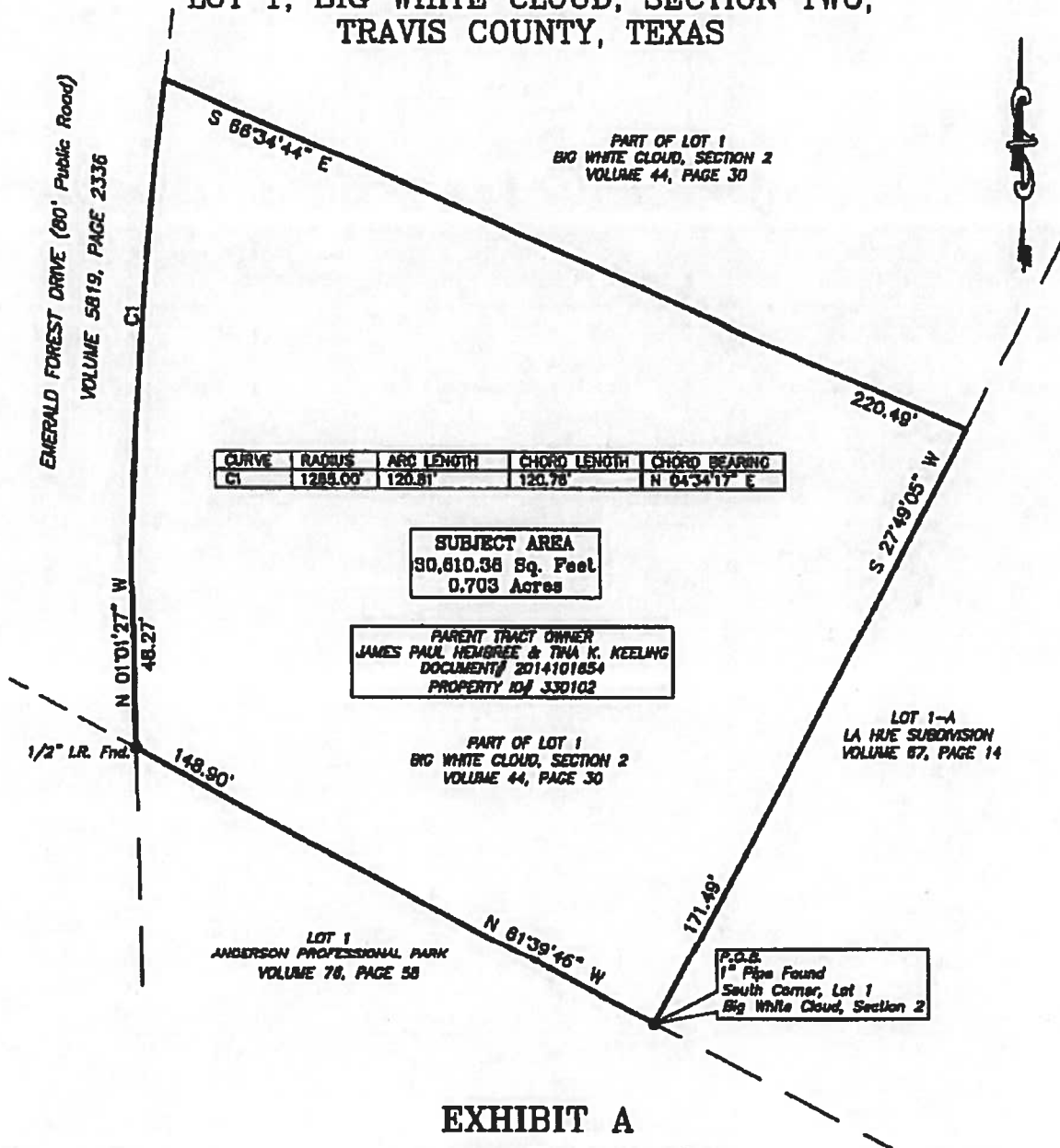
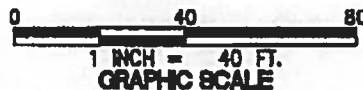


EXHIBIT A

Bearings Based on T.S.P.C.
Established GPS on: 01/25/17
Datum: Horz: NAD83 TX Central Zone
Vert: Geoid 96



ZONING DRAWING 0.703 AC.

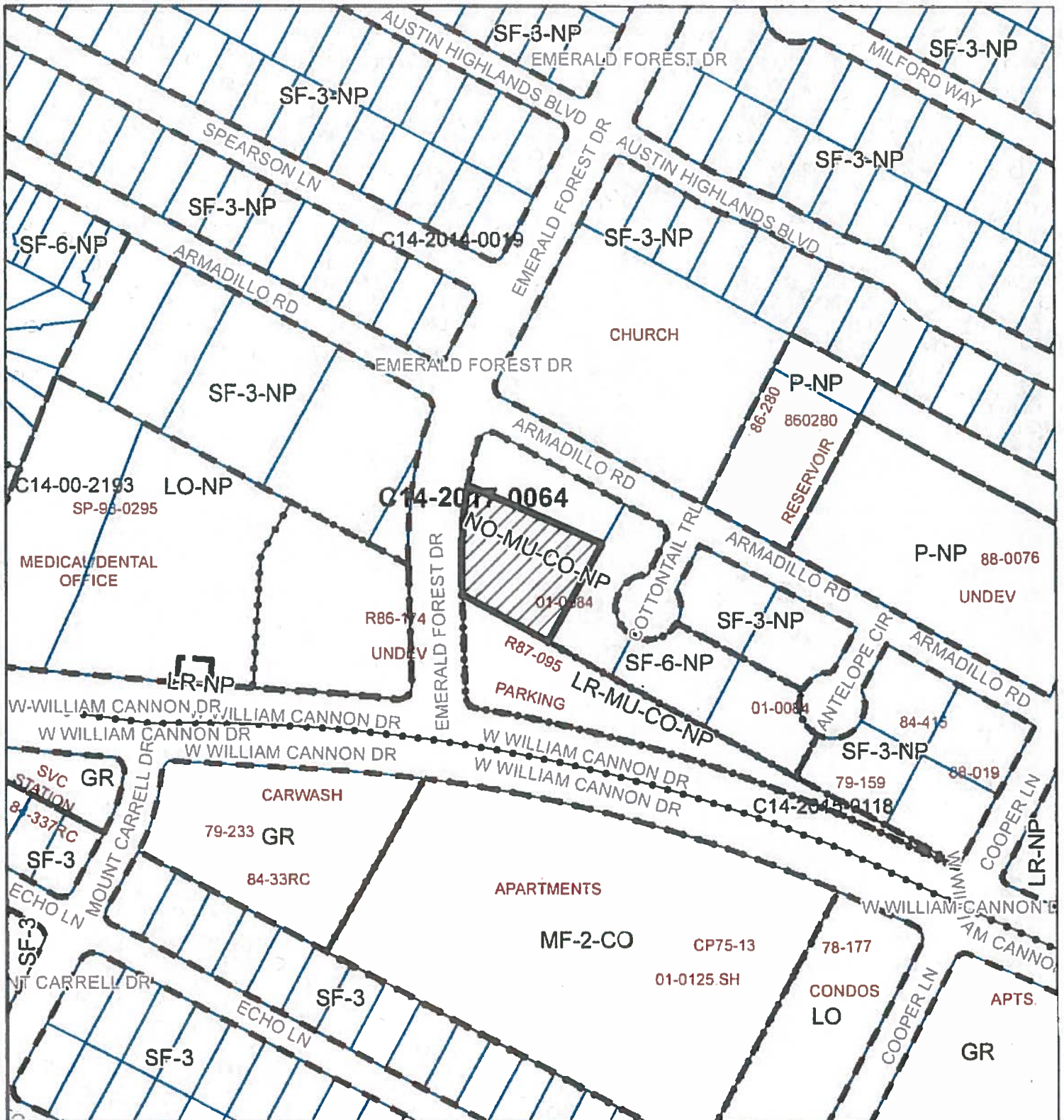
NO	REVISION	DATE	BY

SURVEYED BY: S.G.
DATE SURVEYED: 1/25/17
APPROVED BY: K.R.W.



PREPARED BY:
H&S SURVEYING, INC.
Surveying and Telecommunication Company
SERVING THE CENTRAL U.S.
201 N. BUCHANAN ST. SUITE 200
PH: (405) 868-8349 - FAX: (405) 868-8107
H&S SURVEYING@AOL.COM

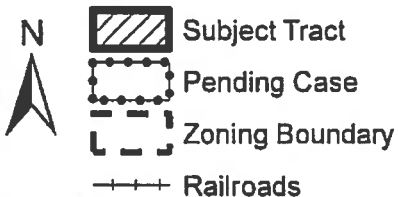
SCALE: 1" = 40'
DRAWN BY: GLH
JOB NO.: 3010.1501
FIELD BOOK NO.: NA
PAGE NO.: NA
SHEET 1 OF 2



ZONING

Case#: C14-2017-0064

EXHIBIT B



0 100 200 Feet

1" = 200'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 5/16/2017